

WESTGATE APARTMENTS

Special Exception

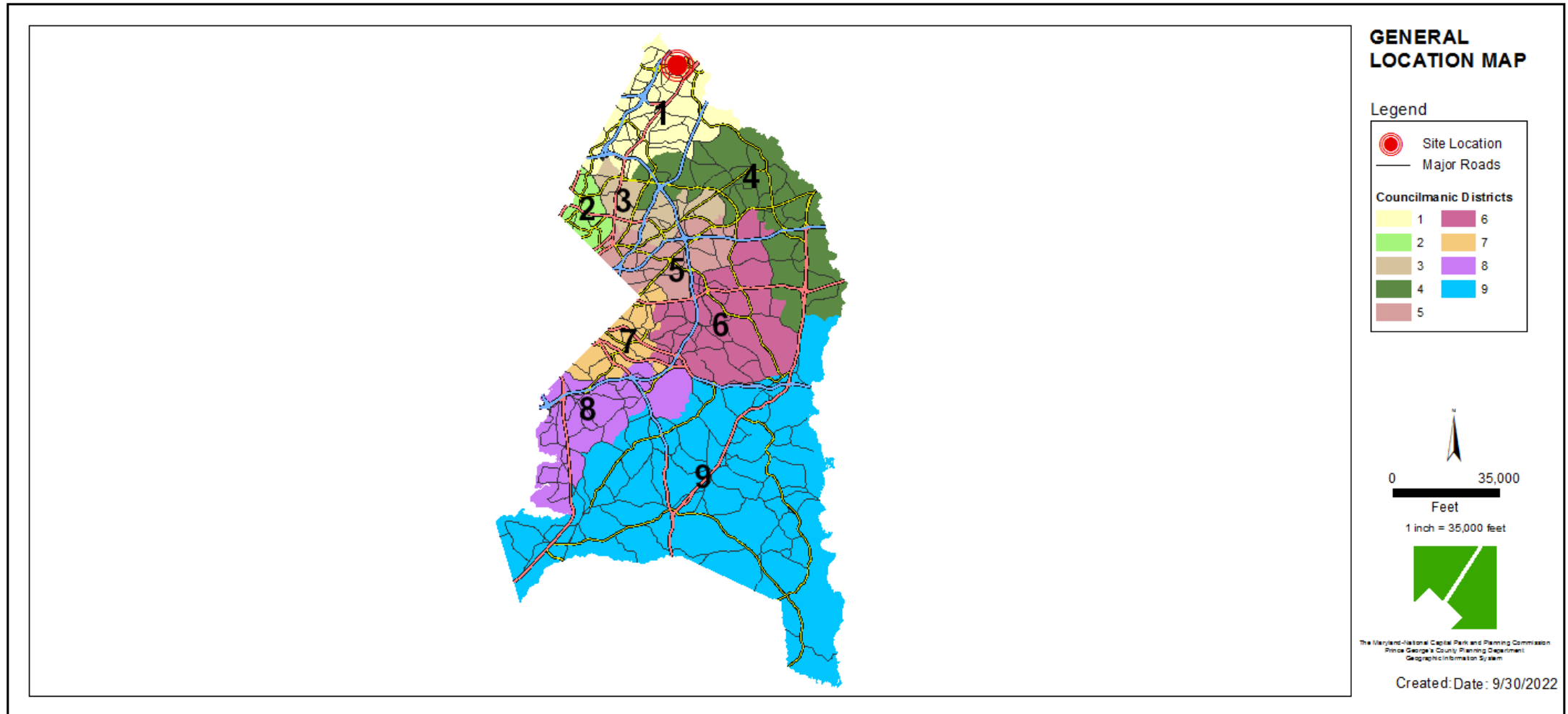
Staff Recommendation: APPROVAL with conditions



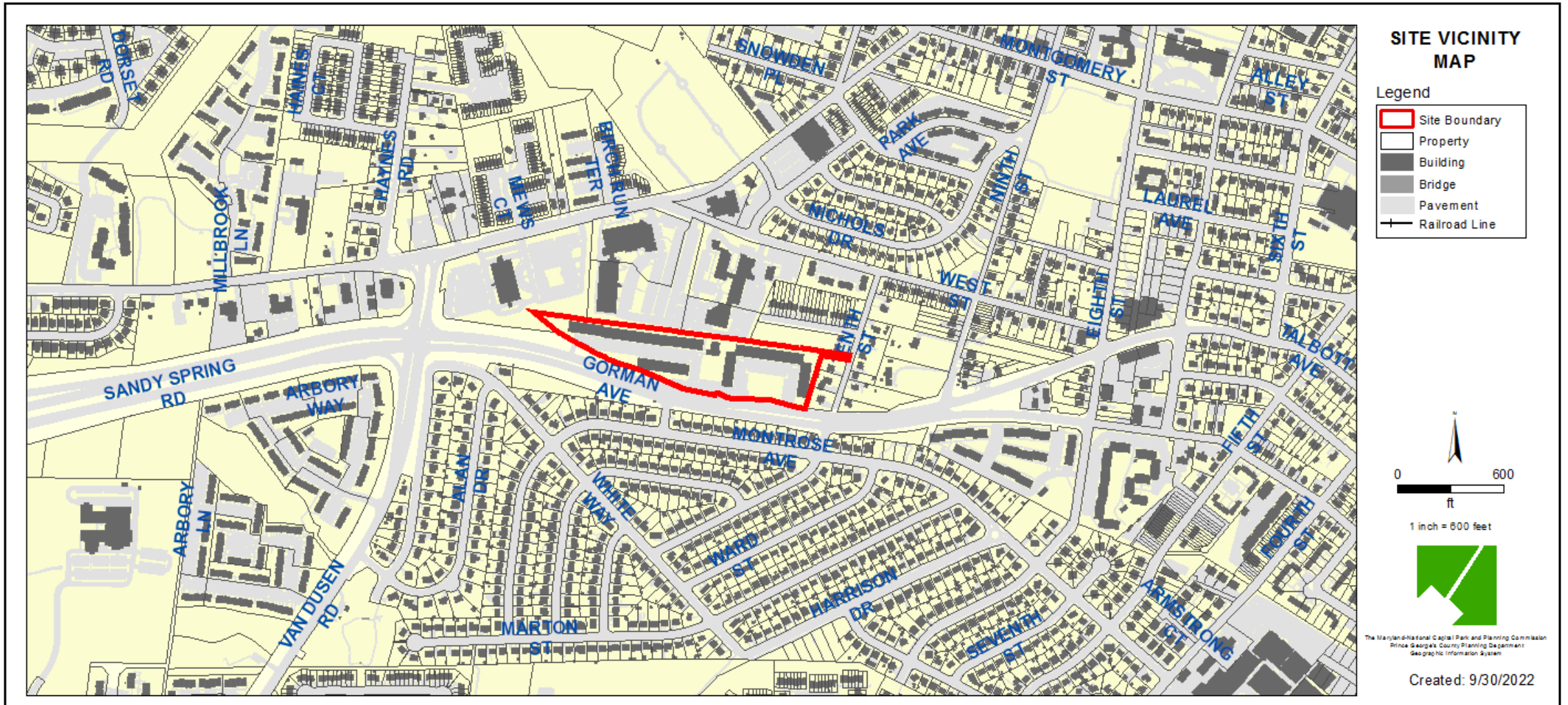
GENERAL LOCATION MAP

Council District: 01

Planning Area: 60



SITE VICINITY MAP



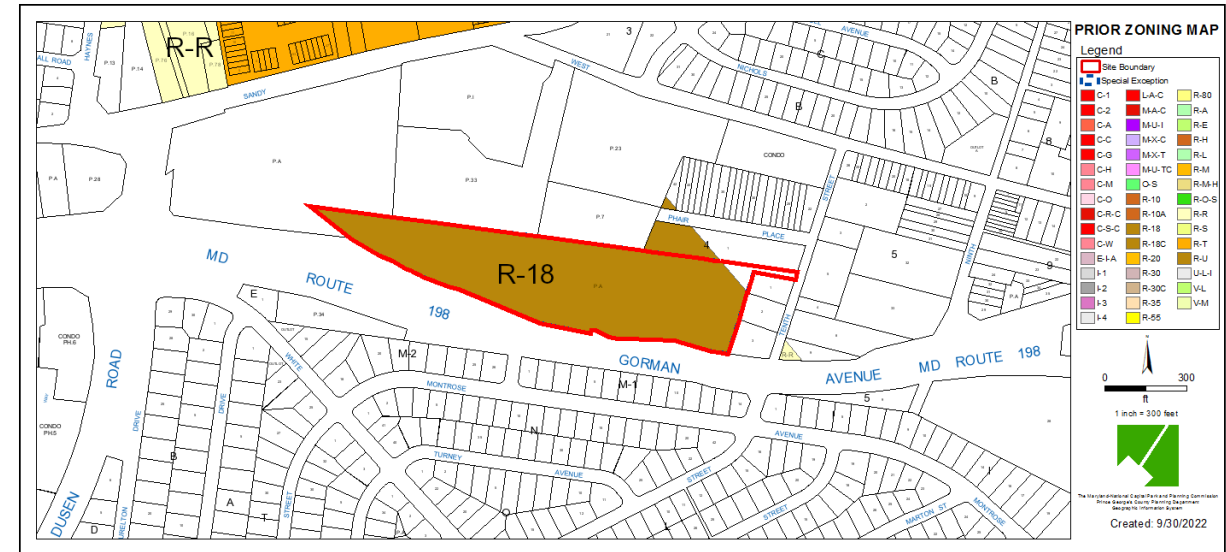
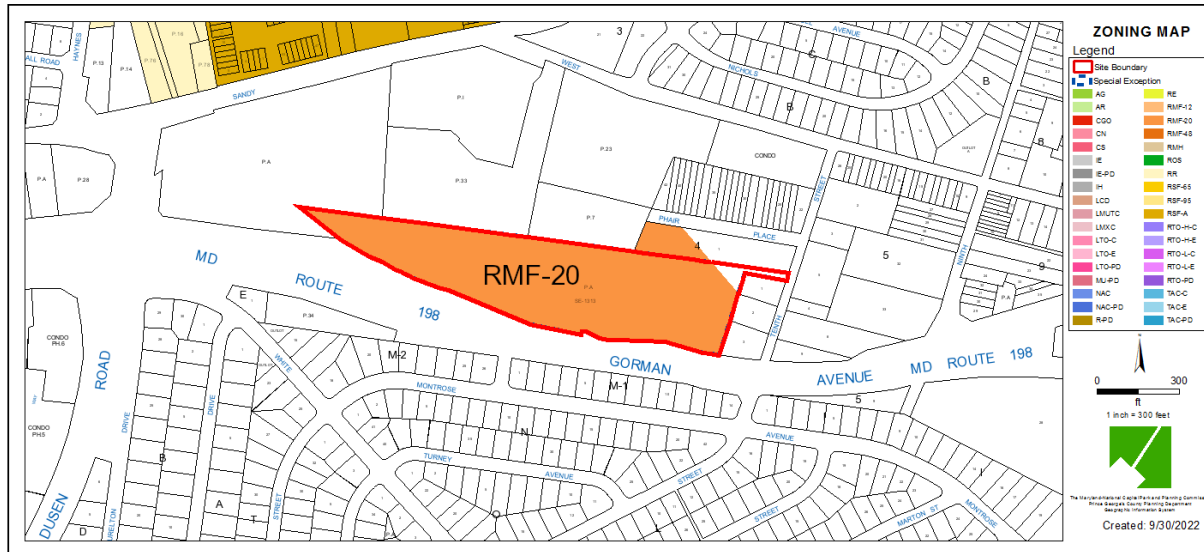
ZONING MAP (CURRENT AND PRIOR)

Current Property Zone: RMF-20

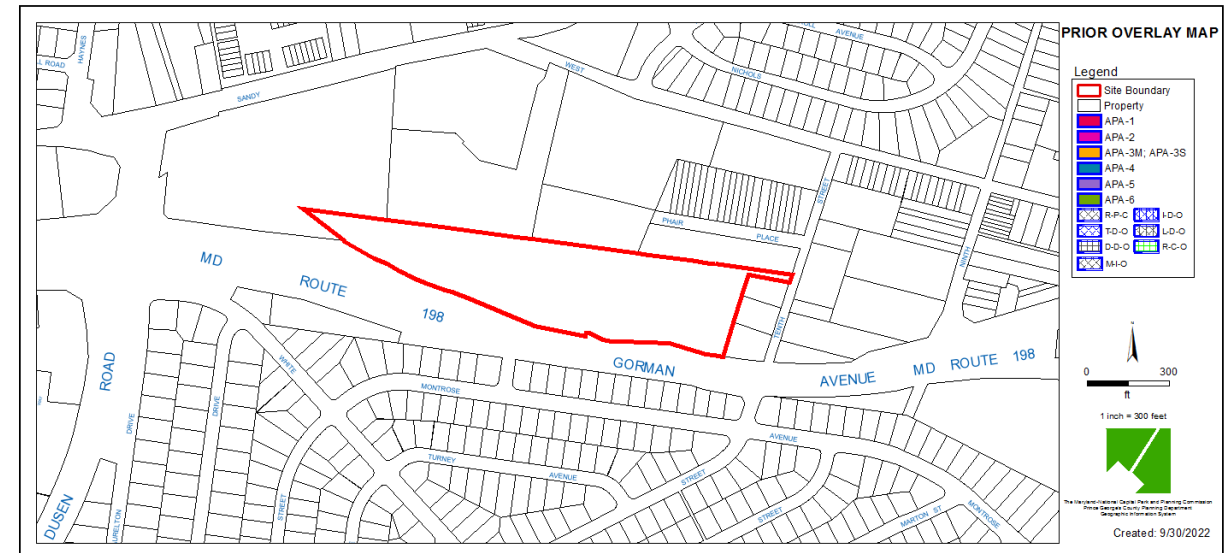
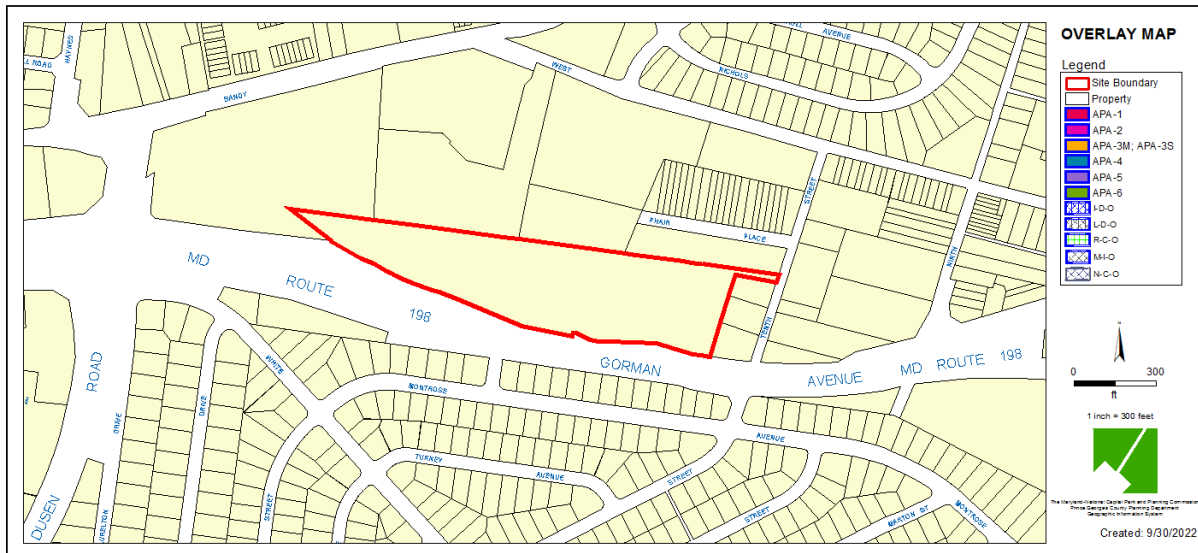
Prior Property Zone: R-18

Current Property Zone

Prior Property Zone



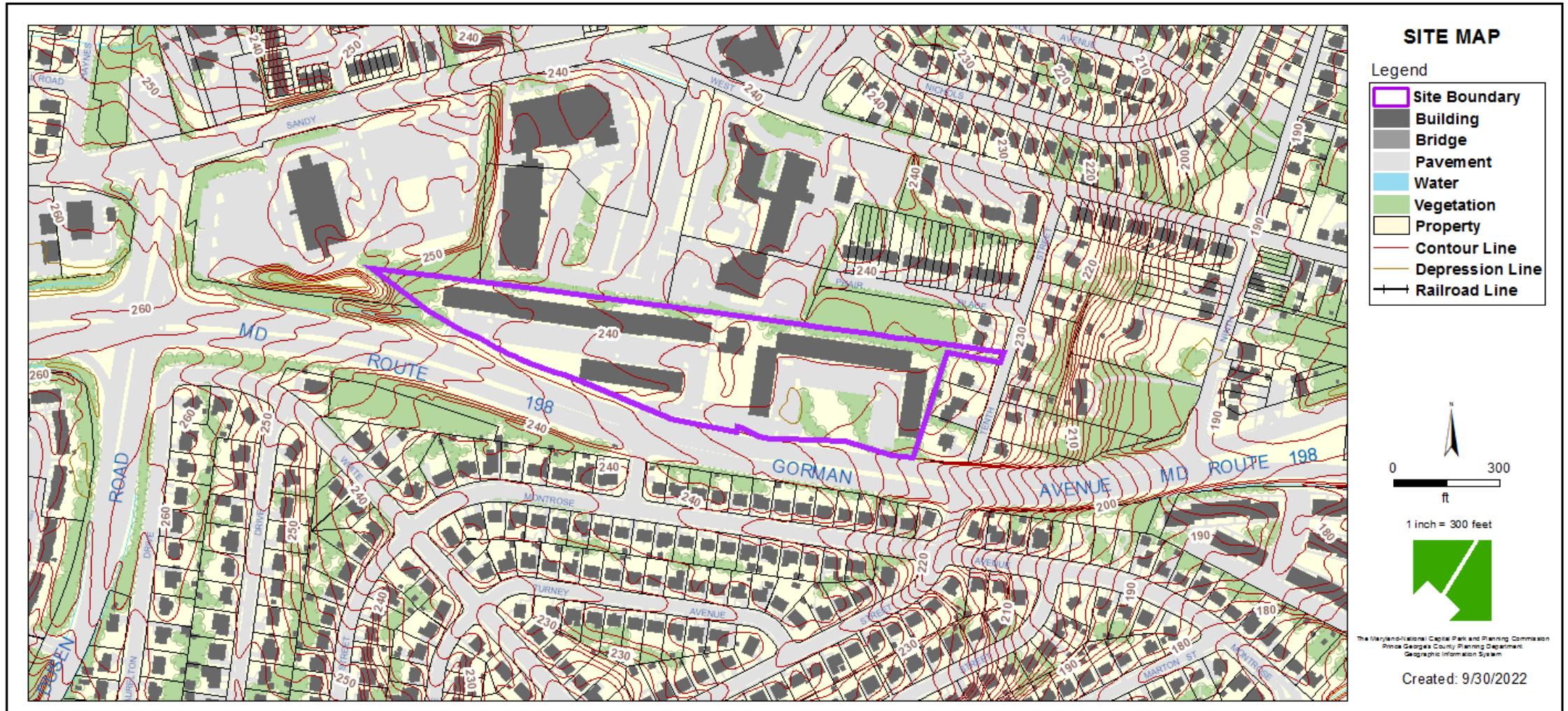
OVERLAY MAP (CURRENT & PRIOR)



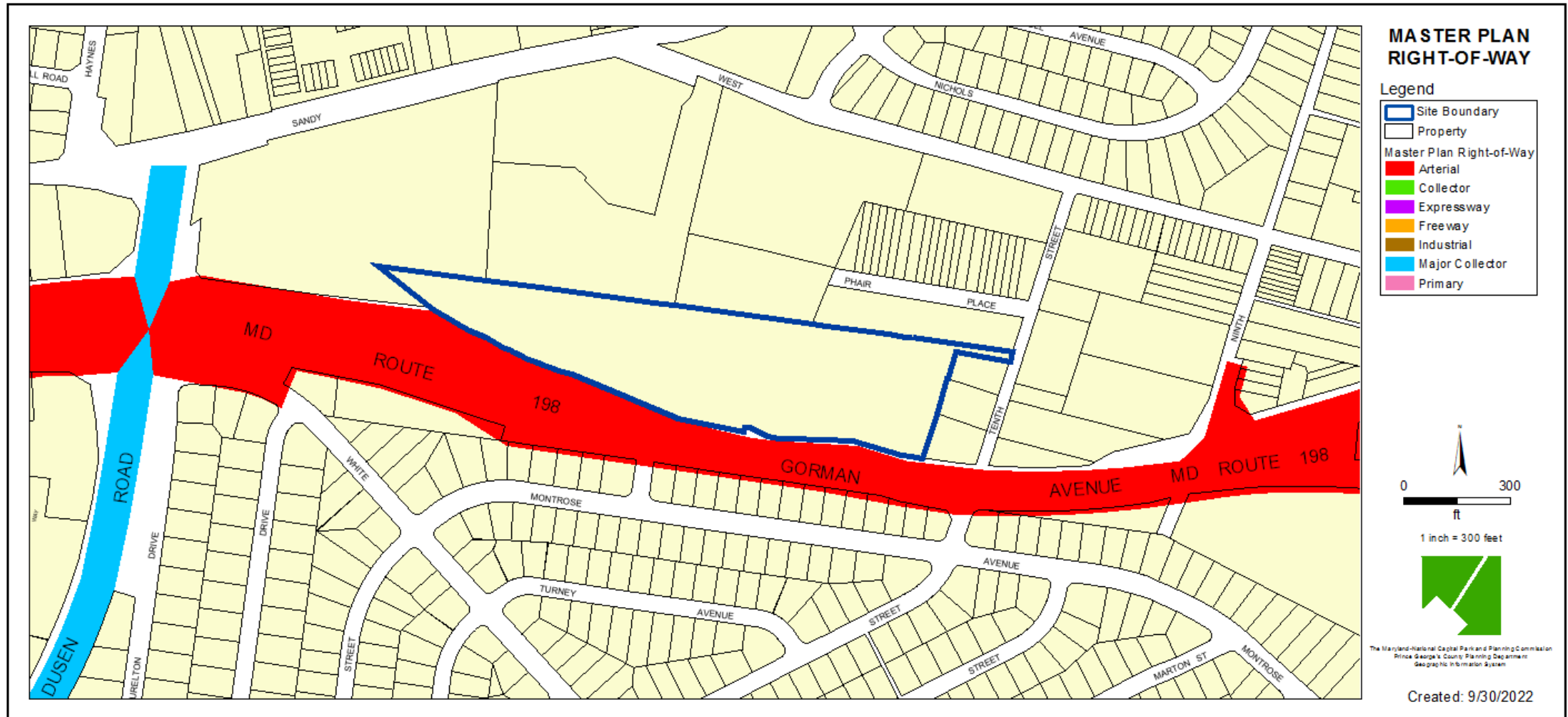
AERIAL MAP



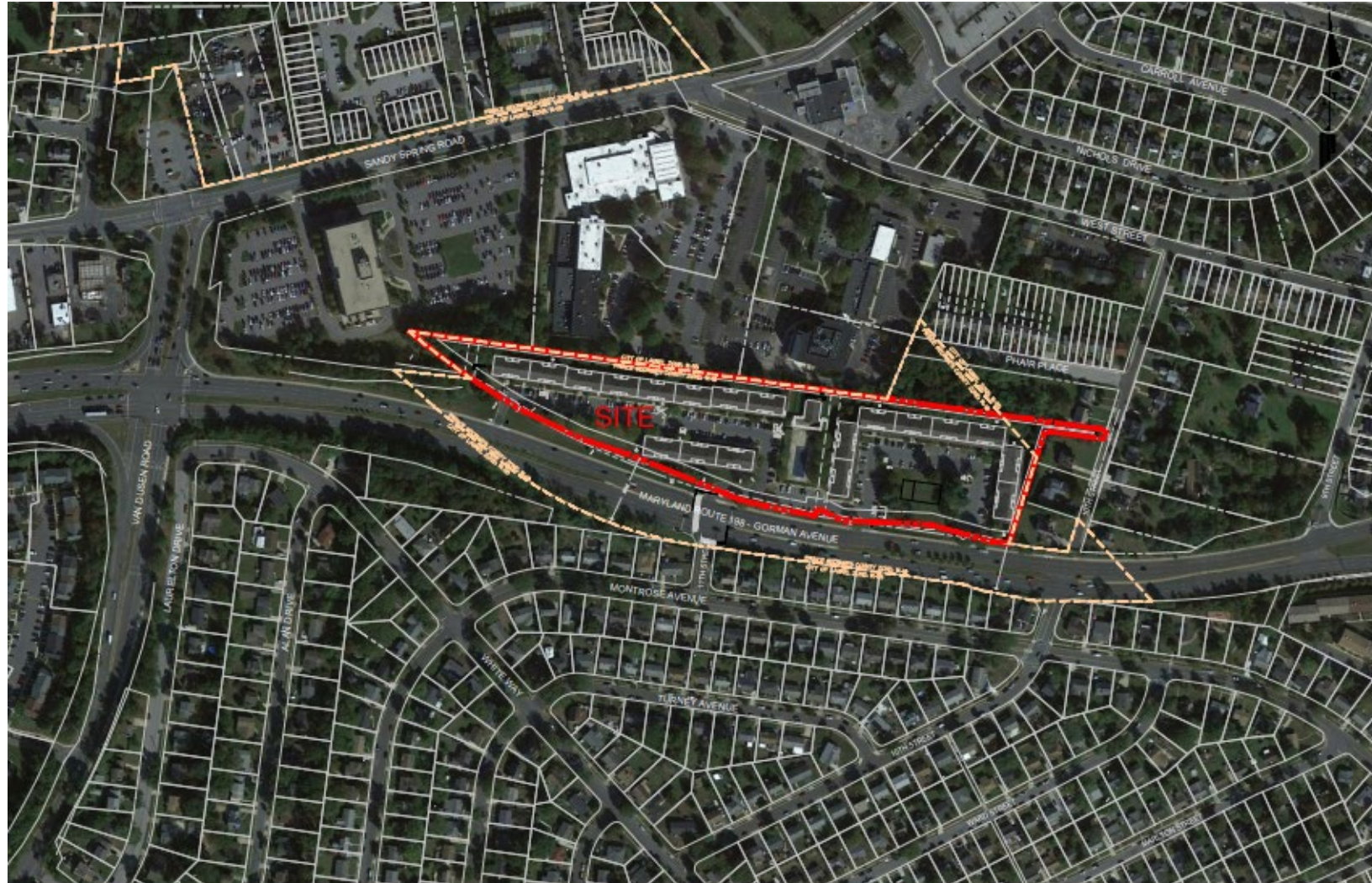
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

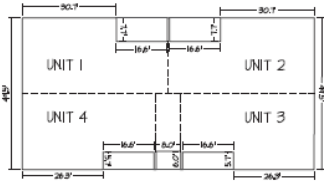


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIAL EXCEPTION SITE PLAN

4. 800R-2000-1 HAS APPROVED ON LINE 16, 2000 AND REDED JULY 1, 2003.
 BOUNDARY AND PROPERTY SURVEY PER RAO ALTA, DESIGNER, 20% CONTOURS AND
 ADJACENT FEATURES PER COUNTY 655 DATA.



TYPICAL EX DIMENSIONS

17. HWM LINE ALTERNATIONS
 PLEASE NOTE THAT ITEMS A-D MAY BE REQUIRED AT A FUTURE DATE AS
 PROJECT CONDITIONS WARRANT.



PROPOSED UNIT (APPROX.)

SECTION TYP	DESCRIPTION	AMOUNT	REQUIRED	PROVIDED
SECTION TUB	MIN 5'0" BETWEEN MULTI-FAMILY UNITS	4'0"	YES	
SECTION TUB	MAX 30' B/LD IN MULTI-FAMILY UNITS	35'0"	YES	
SECTION FLT	1 PARKING SPACE/1.25 DUS OR 250	206	YES	
SECTION FLT	MIN 10'0" PARKING SPACE	4'0"0"	YES	
SECTION TUB	MIN 50% GREEN	56.2%	YES	

- PRINCE GEORGE'S COUNTY APPROVED CERTIFIED NONCONFORMING USE MAY 2000. PERMIT NUMBER 4802-2000-1, 206 DWELLING UNITS, 250 REQUIRED PARKING SPACES, 250 PARKING SPACES PROVIDED.
- PRINCE GEORGE'S COUNTY APPROVED VALIDATION OF A RIGHT ISSUED IN BOSTON, 2004. CASE NO. 05R-180, 210 DWELLING UNITS, 250 REQUIRED PARKING SPACES, 250 PARKING SPACES.

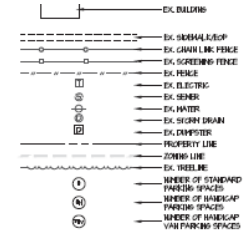
SECTION TYP	DESCRIPTION	AMOUNT	REQUIRED	PROVIDED
SECTION 21449(9)	YEN 5'0" BETWEEN MULTI-FAMILY UNITS	4'0"	YES	
SECTION 21443(8)	MAX 2' UNITS/VAC	24.4' UNITS/VAC	NO	
SECTION 21456(6)	MIN 5'0" NON-PARALLEL STD. SPACE	4'0"0"	NO	
SECTION 21566(4)(1)	2.0 PREFREQUENCY 4 1 BEDROOM, 2.5 PSY 2 BEDROOM, 3 PSY 3 BEDROOM, TOTAL = 534 PS	201	NO	
SECTION 21562(4)	1.0 LOADING SPACES FOR 100-800 DLU	NONE	NO	

- THE DISCREPANCY BETWEEN THE GREEN AREA PERCENTAGES IN 1984 AND 2002 IS DUE TO THE REDUCTION OF THE SITE AREA AS A RESULT OF THE STATE TAKING FOR MD-194.
- THIS NONCONFORMITY IS DUE TO THE STATE TAKING FOR MD-194.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE PLAN(S) ON WHICH THIS SITE AND THE DRAINAGE ONTO THIS SITE FROM OTHER SURFACE PROPERTIES AND FROM THIS SITE, OTHER DRAINAGE PROPERTIES HAS BEEN APPROVED IS SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2784, EXPIRATION DATE: 10-31-2024.



DATE: 7/15/22
 SETH C. GERCHELL, P.E.



SPECIAL EXCEPTION NUMBER: SE-4852

EXTERIOR ELEVATIONS AND PROPOSED FLOORPLAN



BUILDING #3
 TYPICAL BUILDING FACADE VIEW



BUILDING #1
 TYPICAL 2.5 - 3 STORY BUILDING



BUILDING #3
 TYPICAL BUILDING FACADE & CONNECTIVITY



END OF BUILDING #2
 TYPICAL BUILDING STREETSCAPE



REAR OF BUILDING #1
 SETBACK AND UTILITY AREA



BUILDING #1
 TYPICAL HIGH-RISE BUILDING LOCATION



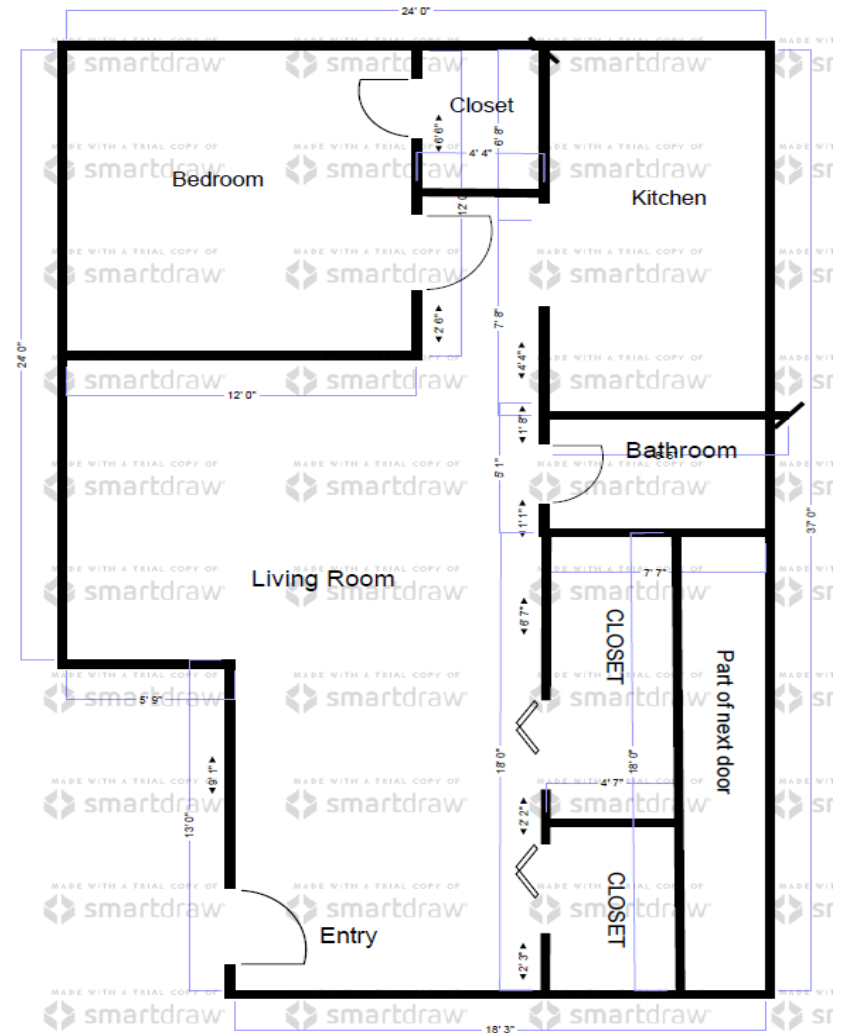
BUILDING #3



BUILDING #3



BUILDING #4



STAFF RECOMMENDATION

APPROVAL with conditions

- 3 Conditions

Major/Minor Issues:

- No Major Issues

Applicant Required Mailings:

- Information Mailings: 10/11/2021
- Acceptance Mailings: 07/13/2022